

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: February 13, 2014
OWNER: Ashton Woods Builders LLC
PETITIONER: Stanley Markofsky
PROJECT: Ashton Woods
REQUEST: Planned Developments Zoning
CASE NO.: RZ-14-4

GENERAL LOCATION: The property is generally located on the east side of Fern Drive, north of Sunnyside Drive.

FUTURE LAND USE DESIGNATION:
Low Density

SURROUNDING FUTURE LAND USE DESIGNATION:

North -	Lake County Urban Low Density
South -	City Estate
East -	City Low Density and Lake County Rural Transition
West -	City Low Density and Lake County Urban Low Density

PROPOSED FUTURE LAND USE DESIGNATION:
no change proposed

EXISTING ZONING DESIGNATION: City R-2 (Medium Density Residential)

SURROUNDING ZONING DESIGNATIONS:

North -	Lake County R-1 (Rural Residential)
South -	City R1-A (Single Family Residential) and Lake County R-1 (Rural Residential)
East -	City R-2 (Medium Density Residential) and Lake County R-1 (Rural Residential)
West -	City PUD (Planned Unit Development), Lake County R-3 (Medium Residential District, Lake County R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION:
City R-2 (Medium Density Residential) with a PDO (Planned Development Overlay)

EXISTING LAND USE: single family residential subdivision

SURROUNDING LAND USE:

North -	Single family residential
South -	Single family residential
East -	Single family residential & undeveloped
West -	Single family residential & plant nursery

PROPOSED LAND USE: No changes to the residential uses are proposed. The Planned Development Overlay district is requested to clarify the sidewalk and buffer wall requirements